091.0	0002	0016.E	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,071,500	/	1,071,500
USE VALUE:	1,071,500	/	1,071,500
ASSESSED:	1,071,500	/	1,071,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		KNOWLES FARM CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HECKER KARL H
Owner 2:	MAI WANPING
Owner 3:	
Street 1:	5323 FOX HOUND WAY
Street 2:	
Twn/City:	SAN DIEGO
St/Prov:	CA Cntry: Own Occ: N
Postal:	92130 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	57 RUSSELL ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 6,010 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2379 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6010.000	651,300		420,200	1,071,500
Total Card	0.138	651,300		420,200	1,071,500
Total Parcel	0.138	651,300		420,200	1,071,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.40 | /Parcel: 450.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	274008
GIS Ref	
GIS Ref	
Insp Date	11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0016.E

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	651,400	0	6,010.	420,200	1,071,600	1,071,600	Year End Roll	12/18/2019
2019	101	FV	499,400	0	6,010.	426,200	925,600	925,600	Year End Roll	1/3/2019
2018	101	FV	499,400	0	6,010.	318,200	817,600	817,600	Year End Roll	12/20/2017
2017	101	FV	499,400	0	6,010.	288,100	787,500	787,500	Year End Roll	1/3/2017
2016	101	FV	499,400	0	6,010.	276,100	775,500	775,500	Year End	1/4/2016
2015	101	FV	488,300	0	6,010.	234,100	722,400	722,400	Year End Roll	12/11/2014
2014	101	FV	488,300	0	6,010.	222,100	710,400	710,400	Year End Roll	12/16/2013
2013	101	FV	488,300	0	6,010.	211,300	699,600	699,600		12/13/2012

!15305!

PRINT

Date	Time
12/11/20	05:02:40

LAST REV

Date	Time
05/07/19	13:45:40
apro	
15305	

USER DEFINED

Prior Id # 1:	58494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	48052-102		8/25/2006		699,000	No	No		
C & F REALTY CO	45224-19		5/23/2005	Portion-Asst	1,950,000	No	No		SUBDIVISION

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2005	45	New Buil	175,000	C		G7	GR FY07	NEW 2.5 STRY, SF

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Measured	345	PATRIOT
1/8/2007	MLS	MM	Mary M
5/17/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6010		Sq. Ft.	Site		0	70.	1.00	5									420,212						420,200	

Total AC/HA: 0.13797 | Total SF/SM: 6010 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,212 | Spl Credit | Total: 420,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09136188
Const Adj.:	0.99495000
Adj $ / SQ:	135.731
Other Features:	105835
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659884
Depreciation:	8578
Depreciated Total:	651306

COMMENTS

SEE SUBDIVISION PLAN, KNOWLES FARM CIRCLE DATED 01/17/2005,RECORDED 1/18/2005, 2005-62.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

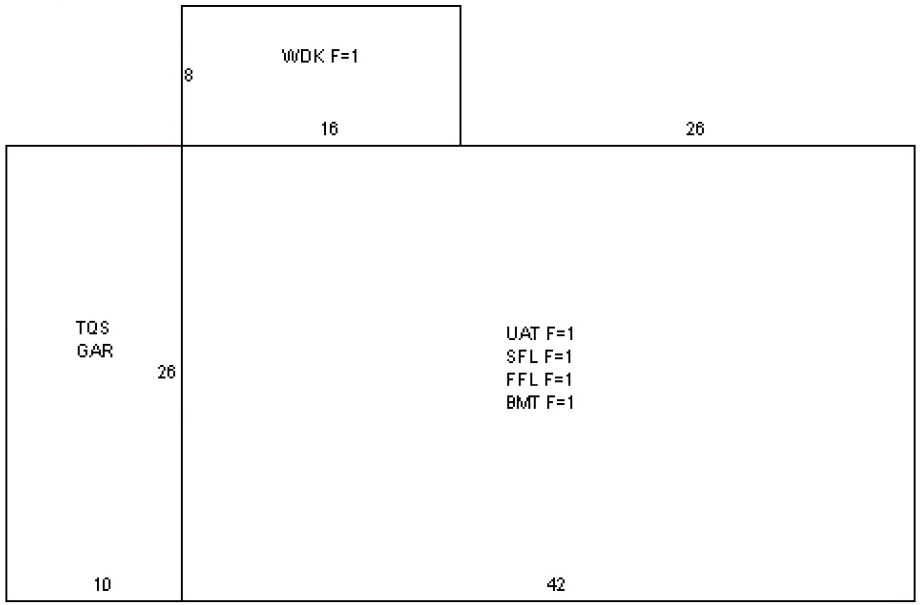
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.52
Special Features:	0	Val/Su Net:	157.62
Final Total:	651300	Val/Su SzAd	273.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	40.720	44,466
FFL	First Floor	1,092	135.730	148,219
SFL	Second Floor	1,092	135.730	148,219
UAT	Upper Attic	273	54.290	14,822
GAR	Garage	260	24.490	6,368
TQS	3/4 Story	195	135.730	26,468
WDK	Deck	128	13.740	1,759
	Net Sketched Area:	4,132	Total:	390,321
Size Ad	2379	Gross Are	5016	FinArea 2379

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

091.0-0002-0016.E

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	